

MANAGEMENT CERTIFICATE  
for  
MARINER'S CAY NO. 3 CONDOMINIUM COUNCIL OF CO-OWNERS, INC.

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STATE OF TEXAS       §  
                                  §  
COUNTY OF NUECES   §

The undersigned being the Managing Agent of Mariner's Cay No. 3 Condominium Council of Co-Owners, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 109.004 of the Texas Property Code:

WHEREAS Section 109.004 of the Texas Property Code requires that the property owners' association file a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 109.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Mariner's Cay #3 Condominiums**
2. Name of the Association: **Mariner's Cay # 3 Condominium Council of Co-Owners, Inc.**
3. Recording Data for the Subdivision:
  - a. Lot 17, Block 1, in Padre Island-Corpus Christi, Mariner's Cay Unit 2-A, a subdivision on Padre Island, Nueces County, Texas as shown by map or plat thereof recorded in Volume 39, Pages 193 and 194, of the map records of Nueces County, Texas.
  - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.
4. Recording Data for the Declaration:
  - a. Declaration of Covenants, Conditions and Restrictions for Mariner's Cay No. 3 Condominium Council of Co-Owners, recorded – Nueces County Clerk's File No. 143226, Vol. 18, Pages 1003-1043 filed July 12, 1979.

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WHEREAS Section 109.004 of the Texas Property Code requires that the property owners' association file a management certificate in the real property records of the county in which the property is located;

NOW THEREFORE, the following information is provided to meet the requirements of Section 109.004 of the Texas Property Code and supersedes all previous management certificates, if any.

1. Name of the Subdivision: **Mariner's Cay #3 Condominiums**
2. Name of the Association: **Mariner's Cay # 3 Condominium Council of Co-Owners, Inc.**
3. Recording Data for the Subdivision:
  - a. Lot 17, Block 1, in Padre Island-Corpus Christi, Mariner's Cay Unit 2-A, a subdivision on Padre Island, Nueces County, Texas as shown by map or plat thereof recorded in Volume 39, Pages 193 and 194, of the map records of Nueces County, Texas.
  - b. For further recording date and property descriptions, refer to the information provided in the filings described in Section 4 below.
4. Recording Data for the Declaration:
  - a. Declaration of Covenants, Conditions and Restrictions for Mariner's Cay No. 3 Condominium Council of Co-Owners, recorded – Nueces County Clerk's File No. 143226, Vol. 18, Pages 1003-1043 filed July 12, 1979.

5. Name and mailing address for the Association:

Mariner's Cay No. 3 Condominium Council of Co-Owners  
c/o Palm Bay Rental Management  
P. O. Box 181295  
Corpus Christi TX 78480

6. Name, mailing address, and email for the Managing Agent:

Palm Bay Rental Management  
Attn: Debra Brock  
P.O. Box 181295  
Corpus Christi, Texas 78480  
Office: (361) 949-1055  
Email: [debra@pipalmbay.com](mailto:debra@pipalmbay.com)

Physical Address:  
15217 S. Padre Island Dr,  
Suite 100  
Corpus Christi, Texas 78418  
Fax: (361) 949-2206  
Email: [debra@pipalmbay.com](mailto:debra@pipalmbay.com)

7. Amount and Description of Fee(s) charged by the association in relation to a property transfer in the Subdivision:


Resale Certificate: \$100.00 Each  
Transfer Fee: \$50.00

8. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.


Date: August 7, 2025

By: \_\_\_\_\_

  
Debra Brock  
Palm Bay Rental Management  
Managing Agent

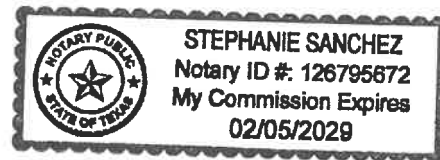
STATE OF TEXAS           §  
   §  
COUNTY OF NUECES       §

The foregoing instrument was acknowledged before me by the said Debra Brock, in her official capacity as Managing Agent of Mariner's Cay No. 3 Condominium Council of Co-Owners. on this 7 day of AUGUST, 2025, on behalf of the said Association.

  
\_\_\_\_\_  
Notary Public – State of Texas

After Recording  
Please Return to:

Palm Bay Rental Management  
P.O. Box 181295  
Corpus Christi, Texas 78480



**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2025028387

eRecording - Real Property

**CERTIFICATE**

**Recorded On:** August 07, 2025 03:53 PM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$28.00



**STATE OF TEXAS  
NUECES COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.**

Kara Sands  
Nueces County Clerk  
Nueces County, TX

*Kara Sands*

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 2025028387  
**Receipt Number:** 20250807000150  
**Recorded Date/Time:** August 07, 2025 03:53 PM  
**User:** Margarita S  
**Station:** CLERK12

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT